

EXHIBIT "A"

Situated in the City of McKinney, COLLIN County, Texas in the William Davis Survey, Abstract No. 248 and being Lots 1, 2, 3, 4 and part of 5, and all of Block 8 of the Railroad Addition to the City of McKinney, according to the Plat thereof recorded in Volume W, Page 65 of the Deed Records of COLLIN County, Texas and being described in a Deed from Cargill, Inc. to Zumwalt, Incorporated as recorded in Volume 866, Page 599 of the Deed Records and part of Main Street (closed) by Ordinance No. 47 of the City of McKinney and all of a 0.057 acre tract of land described in Quitclaim Deed to R.D. Zumwalt, Zumwalt Incorporated by the City of McKinney and recorded as Instrument No. 95-0020900 of the Computer Real Property Records of COLLIN County, Texas and being more fully described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of Lot 1, Block 1 of said Railroad Addition and the North line of Louisiana Street;

THENCE North 01 degree 59 minutes 00 seconds East with the West line of Lots 1, 2, 3 and 4 a distance of 102.02 feet to a 1/2 inch iron rod found for the Northwest corner of this tract and being the Southwest corner of a 0.129 acre tract described as Tract 1 in a Deed recorded as Instrument No. 92-0081608 of the COLLIN County Computer Real Property Records;

THENCE North 89 degrees 35 minutes 00 seconds East with the South line of said 0.129 acre tract and the North line of this tract a distance of 151.09 feet to a 1/2 inch iron rod found for an ell corner and being the Southeast corner of said 0.129 acre tract;

THENCE North 01 degree 59 minutes 00 seconds East a distance of 36.70 feet to a 1/2 inch iron rod found for the Northeast corner of said 0.129 acre tract and the most Northerly Northwest corner of this tract;

THENCE East a distance of 24.49 feet to an "X" cut in concrete for a corner of this tract;

THENCE South 00 degrees 28 minutes 00 seconds East, a distance of 20.00 feet to a 1/2 inch iron rod set for a corner;

THENCE East a distance of 22.80 feet to a 1/2 inch iron rod found for a corner;

THENCE North 01 degree 59 minutes 00 seconds East a distance of 80.00 feet to a 1/2 inch iron rod found in the South right-of-way line of Virginia Street and being the Northwest corner of Lot 8, Block 8 of Railroad Addition for a corner;

THENCE East with the South right-of-way line of Virginia Street a distance of 250.00 feet to a 1/2 inch iron pipe found for the Northeast corner of Lot 10, Block 8 of the Railroad Addition and the Northeast corner of this tract located in the West right-of-way line of Throckmorton Street;

THENCE South with the West right-of-way line of Throckmorton Street and the East line of Block 8 Railroad Addition a distance of 200.00 feet to a 1/2 inch iron rod set for the Southeast corner of Lot 11, Block 8 of the Railroad Addition and being located in the North right-of-way line of Louisiana Street;

THENCE West with the North line of Louisiana Street a distance of 295.00 feet to a 1/2 inch iron rod set for the Northeast corner of a 0.057 acre tract as described in Quit Claim Deed recorded as Instrument No. 95-0020900 of the Computed Real Property Records of COLLIN County, Texas;

THENCE South a distance of 3.00 feet to a 1/2 inch iron rod set for a corner, said point being the beginning of a curve to the left having a central angle of 73 degrees 04 minutes 01 second, a radius of 53.00 feet and a chord bearing of South 55 degrees 42 minutes 02 seconds West a distance of 63.10 feet;

THENCE along said curve an arc distance of 67.59 feet to a 1/2 inch iron rod set for corner in the North right-of-way line of Greenville Street, said point being the beginning of a curve to the left, having a central angle of 16 degrees 31 minutes 00 seconds, a radius of 331.00 feet and a chord bearing of North 70 degrees 56 minutes 08 seconds West, a distance of 95.09 feet;

THENCE along said curve and North right-of-way line of Greenville Street an arc distance of 95.42 feet to a 1/2 inch iron rod set for a corner;

THENCE North a distance of 7.50 feet to a 1/2 inch iron rod set in the North line of Louisiana Street for a corner;

THENCE West a distance of 13.00 feet to the PLACE OF BEGINNING and CONTAINING 1.706 acres of land, more or less.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/16/2011 02:27:35 PM
364.00 DFOSTER
20110916000969990



A handwritten signature in cursive script that reads "Stacey Kemp".